

\$2,999,999 - 3800 Birch Lane, Emmett

MLS® #98948366

\$2,999,999

3 Bedroom, 4.00 Bathroom, 4,993 sqft
Residential on 6.33 Acres

River Crossing Estates, Emmett, ID

Discover the perfect blend of tranquility and opportunity with this stunning 6-acre riverfront property in beautiful Emmett, Idaho. Nestled along the peaceful banks of the Payette River, this rare property offers sweeping views, mature trees, and ample space for livestock, gardening, or even hosting a weekend retreat in your separate living quarters. With direct river access and room to roam, enjoy fishing, kayaking, or simply soaking in natural beauty from your own backyard. The property features level terrain and serene rural setting, while still being just minutes from Emmett's charming downtown and under an hour to Boise. Whether you're seeking a private escape, investment opportunity, or a place to enjoy the outdoors, this unique property offers the ability to generate your own power with the capability to add solar at any time. Don't worry about making it to the gas station the 500 gallon gas tank can keep the lawnmower, cars, and toys all fueled up and ready to go. Schedule a showing today!

Built in 2022

Essential Information

MLS® #	98948366
Price Per SQFT	\$601
Bedrooms	3
Bathrooms	4.00
Square Footage	4,993



Acres	6.33
Year Built	2022
Type	Residential
Sub-Type	Single Family w/ Acreage
Status	Active

Community Information

Address	3800 Birch Lane
Area	Emmett-Gem County - 1550
Subdivision	River Crossing Estates
City	Emmett
County	Gem
State	ID
Zip Code	83617
Builder	Core Building Company

Amenities

Utilities	Electricity Connected, Water Connected
Parking Spaces	3
Parking	Garage Door Access, RV/Boat, Attached, RV Access/Parking, Finished Driveway
# of Garages	3
Is Waterfront	Yes
Waterfront	Waterfront, River
RV/Boat Parking	Yes
Horses	Yes
View	Yes
Golf Course	N

Interior

Interior Features	Bathroom, Bedroom, Kitchen, Living Area, Loft, Office, Sink, Workbench, Bath-Master, Bed-Master Main Level, Den/Office, Family Room, Rec/Bonus, Two Kitchens, Double Vanity, Central Vacuum Plumbed, Walk-In Closet(s), Breakfast Bar, Pantry, Granite Counters
Appliances	Water Heater, Electric Water Heater, ENERGY STAR Qualified Water Heater, Tank Water Heater, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Built-In, Refrigerator, Washer, Dryer, Water Softener Owned, Gas Range
Heating	Heated, Electric, Ductless/Mini Split
Cooling	Cooling, Central Air, Ductless/Mini Split

Fireplace	Yes
Fireplaces	Insert, Propane
Stories	Single w/ Upstairs Bonus Room
Primary On Main	Yes

Exterior

Lot Description	5 - 9.9 Acres, Garden, Horses, Irrigation Available, R.V. Parking, Sidewalks, Views, Cul-De-Sac, Pressurized Irrigation Sprinkler System
Roof	Composition
Foundation	Crawl Space

School Information

District	Emmett Independent District #221
Elementary	Carberry
Middle	Emmett
High	Emmett

Additional Information

Date Listed	May 23rd, 2025
Days on Market	107
Property Taxes	\$4,482
Tax Year	2024
Structures	Shop, Barn(s), Corral(s), Sep. Detached w/Kitchen, Separate Living Quarters
Office	Silvercreek Realty Group
Contact Info	broker@silvercreekrealty.com

Listing Details

Listing Office	Silvercreek Realty Group
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Listing information last updated on October 27th, 2025 at 5:48am MDT